



Oakfield Road, N4 4NH

Guide Price £725,000  
Share of Freehold



# Oakfield Road N4 4NH

Replete with charm and character, a spacious two-bedroom garden flat located in the heart of Finsbury Park.

Set within this attractive double fronted Victorian conversion, offering an impressive 1057 SQ FT/ 98.2 SQ M of internal living space; features include wonderful proportions across the expanse of the raised ground floor, divided by a central hallway. To one side two comfortable double bedrooms with high ceilings, large sash windows allow enjoyable natural light. To the rear a family bathroom finished in Moroccan waxed plaster, a rolltop bath and white column radiator really enhances the space. A utility space and separate toilet adds a touch of practicality. The opposite side of the apartment, a sizable kitchen/diner incorporating an industrial vibe, a range of wall and base units with Iroko/walnut work surfaces facilitate ample room for essential appliances and a great deal of food prep space. A further large sash window provides a view over the leafy gardens. Cleverly designed to incorporate space for a large dining table making this a great focal point for entertaining. Next door, a separate reception boasting restored wooden floors and a working feature fireplace, a great place to relax after a long day. The flat further benefits from a private section of rear garden, landscaped by the present owners to include a garden studio/home office (complete with electricity & cable internet), oak decking, raised flowerbeds and a sunken trampoline really adds a fun twist; the south-west facing aspect makes it a perfect space for a barbeque, your own little urban oasis. There's also access to a lean-to storage area for bikes and garden items.

Located amidst some striking architecture, moments away from Finsbury Park and the Parkland Walk nature reserve, enjoying easy access to local amenities, public transport and Ofsted rated outstanding schools.

1057 SQ FT/ 98.2 SQ M | Share of freehold | Double fronted period property | Two bedrooms | Wonderful proportions | Private section of garden | Garden studio | Large kitchen diner | Separate reception | Lease over 950 years | Fully double glazed | New main roof in 2023 | Access to bicycle storage | Attractive architecture | Close to Finsbury Park | Within catchment area of St Aidan's School | Present owners have loved, improved and enjoyed since 2006 |



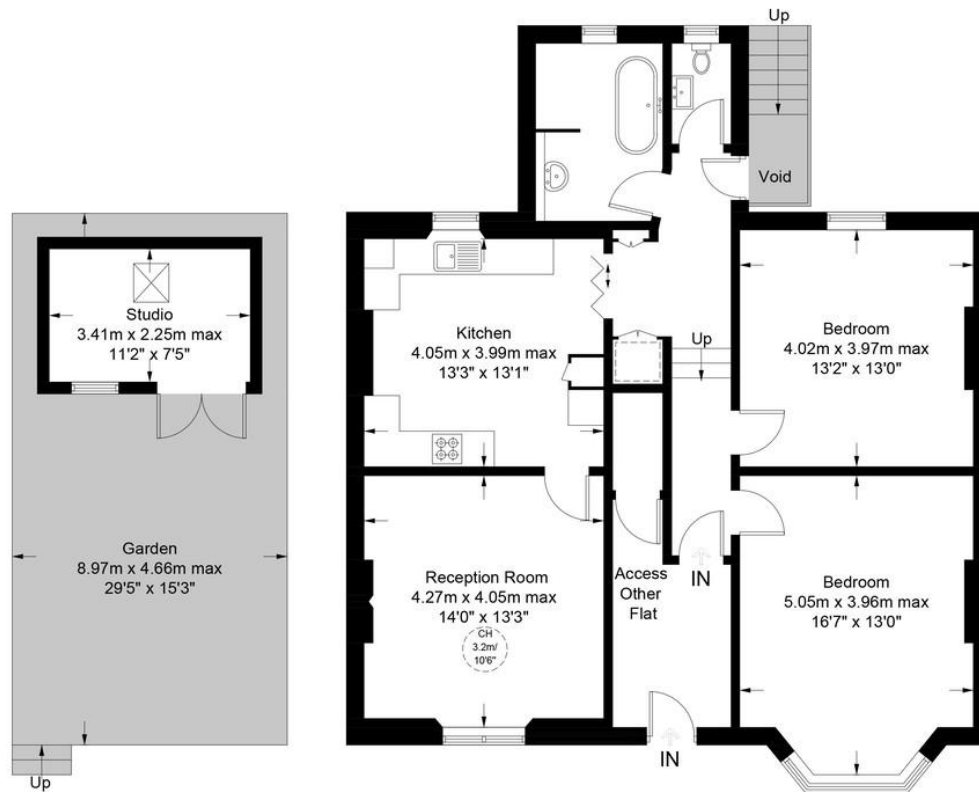




## Oakfield Road, N4

Approximate Gross Internal Area = 1057 sq ft / 98.2 sq m  
 Reduced Headroom = 6 sq ft / 0.6 sq m  
 Studio = 82 sq ft / 7.6 sq m  
 Total = 1145 sq ft / 106.4 sq m

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	76 C
39-54	E		
21-38	F		
1-20	G		

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**Certified  
 Property  
 Measurer**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID975700)

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